

9/4/07 - Tuesday, September 4, 2007

CITY OF EAU CLAIRE

PLAN COMMISSION MINUTES

Meeting of September 4, 2007

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Davis, Vande Loo, Hughes, Kaiser

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Kaiser.

1. **CONDITIONAL USE PERMIT (CZ-0718) - Private Utility Tower, 300 E. Hamilton Avenue**

Clearwire US LLC, has submitted a request to allow a 125' high cell tower with utility cabinet at 300 E. Hamilton Avenue, Chapel Heights Church property. The 125' high monopole cell tower will be located within the parking lot for the church with light fixtures 30' high on the pole. The utility cabinet will be located within a fenced area on the north wall of the existing garage. Mr. Tufte reviewed the 14 standards for review of cell towers.

Sarah Michaels, SAC Wireless, Minnesota, showed coverage graphs for Clearwire coverage for internet usage across the south part of the city. There was a large gap in the central area of the Putnam Heights area which did not get coverage. She stated that a 125' high tower would be >

Dominique Joachim, Clearwire Communication spoke in support. He explained more of the tower technology and their ability to provide coverage needs through an urban area which can be blocked by trees and structures. He also described the difference in requirements for cell phone transmitters versus data transmitters, which they would be. The location of the tree grove in the south part of the site is too close to the edge of the property to meet city setback requirements.

Ron Sather, 410 E. Fillmore, spoke in opposition. He has lived in the neighborhood for 40 years. Most of the residents are elderly and are intimidated to speak against this project. He felt the pole was too tall. Most cell phone towers are 35' to 40' in height. This high of a structure should not be in a residential area.

Mr. Hughes stated that he would like to see the applicant review other options mentioned at the meeting such as camouflaging, or relocating within the area and to postpone consideration. Sarah Michaels stated that they can look at the grove of trees or maybe reduce the height slightly.

Mr. Kayser moved to postpone consideration. Mr. Hughes seconded and the motion carried.

2. **ANNEXATION (07-3A) - Folsom Street, Town of Union**

Kim Gillette, 1184 10th Avenue, Elk Mound has petitioned for annexation of a 4.8 acre parcel located on the north side of Folsom Street, west of Preston Avenue, from the Town of Union. Both sewer and water are available in Folsom Street. There is an existing single-family home at 3128 Folsom Street.

Mr. Vande Loo moved to recommend annexation. Mr. Davis seconded and the motion carried.

3. **FINAL CONDO PLAT (P-7-07) - Princeton Ridge Condominiums**
and
SITE PLAN (SP-0734) - Princeton Ridge Duplexes, Williamsburg Drive

Haselwander Companies has submitted the final condominium plat for Princeton Ridge Condominiums and the site plan for these four duplexes. The condo plat is for four duplexes similar to those already approved within the area. Areas in excess of 20% grade should be shown on the plat. The duplexes will be setback 25' and all are over 3,000 square feet of living space. The site layout orients the building fronts towards the east, away from Williamsburg Drive. The applicant did not appear.

Mr. Vande Loo moved to recommend approval of the final plat with the conditions listed in the staff report. Mr. Kayser seconded and the motion carried.

Mr. Davis moved to approve the site plan with the conditions listed in the staff report. Mr. FitzGerald seconded and the motion carried.

4. **PRELIMINARY CONDO PLAT (P-8-07) - White Oak Commons, Phase II**
and
SITE PLAN (SP-0735) - White Oak Commons, Phase II, Retail Center

Oakwood Hills Business Park, LLC, has submitted a preliminary condominium plat for a retail strip center, along with a site plan, to be located at the northwest corner of Keystone Crossing and Commonwealth Avenue. The 9.59-acre development continues the existing retail theme of Phase I. The site plan shows a 49,000 square foot, 3-unit commercial

building. The condo plat includes both first and second phases of White Oak Commons.

Disa Wahlstrand, Ayres Associates, appeared in support.

Mr. Vande Loo moved to approve the preliminary plat and site plan with the conditions listed in the staff report and adding a sixth condition that no ash trees be planted within the project. Mr. FitzGerald seconded and the motion carried.

5. **STREET VACATION AND EASEMENTS - Mill Meadows East**

The owner of Mill Meadows East, which was created in 1981, needs the platted streets and easements to be vacated to allow the new plat to be considered by the City. No public utilities are located within the rights-of-way. The applicant did not appear.

Mr. FitzGerald moved to recommend approval of the removal of the streets and easements. Mr. Kayser seconded and the motion carried.

6. **SITE PLAN (SP-0512 AMD.) - Master Sign Plan, London Road Retail Center**

Pang Cher Vue has submitted a request to amend the master sign plan for the portion of the South Pointe Shopping Center development covered by site plan SP-0512. The approved master sign plan for the overall South Pointe development allows seven ground signs. Mr. Tufte reviewed the locations of the approved signs. The proposed sign is 25' in height and 150 square feet in size.

Pang Cher Vue and his wife appeared in support.

Mr. Vande Loo moved to approve the site plan with the conditions as noted in the report. Mr. Kayser seconded and the motion carried.

7. **SITE PLAN (SP-0731) - Addition to Service Station/Convenience Store, Craig Road**

Kramer Land Design has submitted a site plan for an addition to an existing Mega Mart service station/convenience store at the southwest corner of Hendrickson Drive and Craig Road. The site is roughly 1 acre. The 826 square foot addition will match the building's existing architecture. There are 21 stalls on the site and the required parking is 13 stalls. The property has a special highway setback of 70'. The existing structure and the proposed addition both do not meet the required 70 feet (66' and 61' respectively). Besides site plan approval, the addition will need a variance from the Zoning Board of Appeals.

Joe Theisen, general contractor for the project, appeared in support. He stated that the store is too small to keep up with the competition and needs to be updated.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Vande Loo seconded and the motion carried.

8. **SITE PLAN (SP-0732) - Westridge Plaza Annex, Westridge Center**

Mid States Development has submitted a site plan for a retail strip center to be located on the 2500 block of N. Clairemont Avenue in Westridge Plaza. The site plan shows a 16,746 square foot, 11-unit commercial building on a 1.6-acre section of the parking lot. A parking analysis of the center concluded there are 794 parking stalls on site. 84 stalls will be removed for the plaza annex, but there still will be 168 stalls extra of which the annex will use 92. Mr. Tufte recommended that the drainage flume west of the building be designed with landscaping.

Peter Hilger, Rylaur LLC, appeared in support.

Mr. FitzGerald moved to approve the site plan with the six conditions listed in the staff report, adding a seventh that they notify the Fire Department for removal of the fuel tank from the property. Mr. Kayser seconded and the motion carried.

9. **SITE PLAN (SP-0733) - Kwik Trip Store, Hendrickson Drive**

Kwik Trip has submitted a site plan for a convenience store and car wash to be located at 2903 Hendrickson Drive. The project would remove the existing restaurant on the site to make room for the new convenience store and car wash. The applicant withdrew their previous application in order to realign the Hendrickson Drive frontage road through to MacArthur Avenue because of potential impacts of the traffic from the store on the congested intersection of Craig Road and Hendrickson Drive. There are 43 parking stalls with two proposed access points to MacArthur Avenue and the proposed new frontage road. A pylon ground sign will need to be located 100 feet from the existing ground sign at the motel to the north.

Scott Tiegen, Kwik Trip stores, spoke in support. He stated that they could dress up the back of the new store as it faces Hendrickson Drive with fake windows and signs. He stated that the ground sign needs to be at the proposed location and they may move the hotel's sign to gain the 100-foot separation.

Mr. Kaiser stated that he felt the need for public involvement on the need for the realignment of the frontage road and suggested the site plan consideration be postponed. Mr. FitzGerald commented that the intersection at Craig Road is one of the worst in the city and it should be corrected.

Mitesh Shah, owner of the Days Inn Motel, spoke in support. He stated that he needs to upgrade the hotel soon or he will

lose his franchise with the Days Inn. He needs to sell the property of the restaurant to Kwik Trip to use the funds to invest in the hotel. If the sale is delayed or lost, he could lose all previous investments. He noted that people already use the parking lot for the restaurant for a short-cut through to MacArthur and Craig Road.

Mr. Davis moved to postpone consideration until the City Council decides on an official mapping of the realigned frontage road. Mr. Vande Loo seconded. Mr. Hughes stated he would oppose the motion in order to save time for the applicant if the Council approved the new street alignment. Commissioners FitzGerald and Kaiser agreed and the motion failed. Commissioners Hughes, Kaiser, FitzGerald, and Kayser voted no.

Mr. FitzGerald then moved to approve the site plan with the conditions listed in the staff report, adding conditions that applicant provide landscaping and improvements to the north side of the building facing Hendrickson Drive; that Public Works approve all access to the site; that they provide 100-foot spacing of pole signs and that the approval of the site plan is subject to the City officially mapping the new frontage road. Mr. Kayser seconded and the motion carried.

10. **SITE PLAN (SP-0736) - Red Robin Restaurant & Bank, Golf Road**

Ayres Associates has submitted the site plan for a Red Robin restaurant and office/bank building located at the southeast corner of Golf Road and Hwy 93. The two-lot site is approximately 3.8 acres. The restaurant is 6,300 sq. ft. and the two-story bank/office building is 20,800 sq. ft. The site plan indicates 204 parking stalls and the maximum number of stall permitted is 177. The applicant has provided a justification for the excess number of stalls, which needs to be waived by the commission. Mr. Tufte reviewed the additional landscaping needed to meet City requirements, as well as land along Golf Road to provide another lane for traffic movements.

Disa Wahlstrand, Ayres Associates, appeared in support and reaffirmed the need for the extra parking stalls. Mr. Vande Loo agreed and stated that more parking was warranted at this location for this use. Mr. Amundson presented proposed future improvements to Golf Road, which were being planned to reduce traffic conflicts in this area.

Mr. Vande Loo moved to approve the site plan with the conditions listed in the staff report and to allow the parking to exceed the allowed number by 27 stalls. Mr. FitzGerald seconded and the motion carried.

11. **SITE PLAN (SP-0737 7 SP-0737A) - Two Luther Hospital Temporary Lots, Whipple Street**

Luther Midelfort has submitted site plans to provide temporary parking stalls for those lost during construction of the future parking ramp. The temporary lots are located on Whipple Street adjacent to the main entrance to the hospital. The lot adjacent to Half Moon Lake will contain 58 spaces or 22 new spaces, and the east side will have 75 new spaces for a total of 198 temporary space. 97 spaces will be lost during construction of the parking ramp. The oxygen tanks will be moved to the north end of Lot 10 next to Half Moon Lake and will remain there.

Disa Wahlstrand, Ayres Associates, appeared in support.

Mr. Davis moved to approve the site plan with the conditions listed in the staff report, adding three conditions that the Fire Department approve the location of the tanks, that the parking is considered temporary and the oxygen tank facility be screened on all sides after removal of the temporary parking lots. Mr. Kayser seconded and the motion carried.

Minutes

The minutes of the meeting of August 20, 2007, were approved.

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Fred Waedt
Secretary